117.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,100 / 754,100
					USE VALUE:	754,100 / 754,100
					ASSESSED:	754,100 / 754,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEIN SARA MILDRED
Owner 2:	
Owner 3:	
Street 1:	54 JAMES ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STEIN SARA M & ANNE E -
Owner 2:	STEIN CHARLES MAX III -
Street 1:	54 JAMES ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .24 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 Half Bath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10472.000	240,200		513,900	754,100
Total Card	0.240	240,200		513,900	754,100
Total Parcel	0.240	240,200		513,900	754,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.95 /Parcel: 490.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 75625

GIS Ref

GIS Ref

Insp Date 09/17/18

!9119!

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	240,200	0	10,472.	513,900	754,100		Year end	12/23/2021
2021	101	FV	232,100	0	10,472.	513,900	746,000		Year End Roll	12/10/2020
2020	101	FV	232,200	0	10,472.	513,900	746,100	746,100	Year End Roll	12/18/2019
2019	101	FV	192,800	0	10,472.	506,600	699,400	699,400	Year End Roll	1/3/2019
2018	101	FV	192,800	0	10,472.	389,100	581,900	581,900	Year End Roll	12/20/2017
2017	101	FV	192,800	0	10,472.	367,100	559,900	559,900	Year End Roll	1/3/2017
2016	101	FV	192,800	0	10,472.	337,700	530,500	530,500	Year End	1/4/2016
2015	101	FV	181,100	0	10,472.	315,700	496,800	496,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9119

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEIN SARA M &	1549-114	1	9/17/2019	Family	100,000	No	No		
STEIN CHARLES M	1340-53	1	8/15/2019	Family	1	No	No		
STEIN CHARLES M	1340-53		7/3/2007	Family	1	No	No		Margaret D Stein dod 9/18/2016
HURLEY ALOYD W	1316-58		3/1/2006		420,000	No	No		
	865-114		8/12/1975		33,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2001	167	Siding	17,745	C				14 NEW WINDOWS/SID
4/24/1995	203	Manual	3,400					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	CC	Chris C
11/24/2008	Meas/Inspect	189	PATRIOT
10/25/2006	MLS	HC	Helen Chinal
12/5/2001	External Ins	PM	Peter M
2/10/2000	Meas/Inspect	264	PATRIOT
9/3/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

PRINT

Date	Time
12/30/21	08:30:27

LAST REV

Date	Time
10/10/19	10:35:33
mmcmakin	

USER DEFINED

Prior Id # 1:	75625
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10472		Sq. Ft.	Site		0	70.	0.70	6									513,912						513,900	

Total AC/HA:	0.24040	Total SF/SM:	10472	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	513,912	Spl Credit		Total:	513,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	19 - Texture 111	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.33359373
Const Adj.:	0.99690032
Adj $ / SQ:	146.241
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348187
Depreciation:	107938
Depreciated Total:	240249

COMMENTS

SINK IN 1/2 BATH A SINK IN BMT F.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

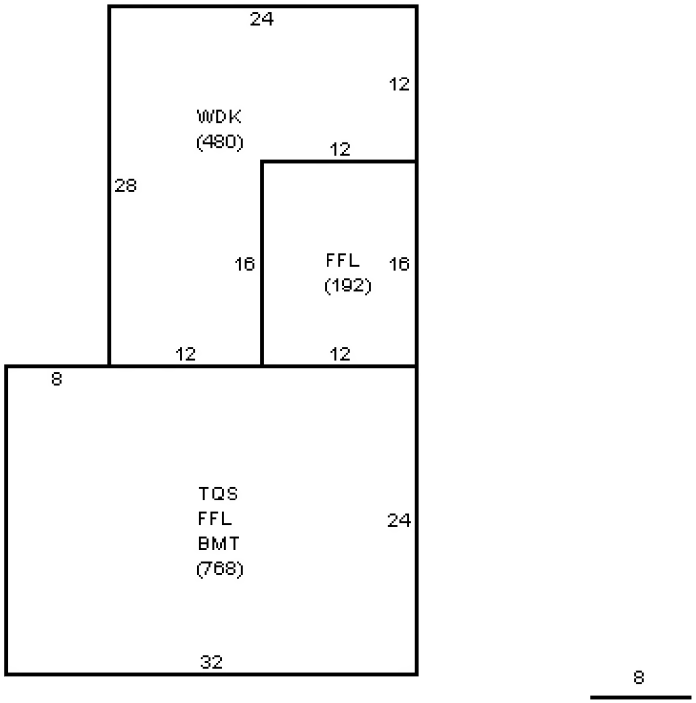
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.24
Special Features:	0	Val/Su Net:	86.28
Final Total:	240200	Val/Su SzAd	156.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	960	146.240	140,391
BMT	Basement	768	43.870	33,694
TQS	3/4 Story	576	146.240	84,235
WDK	Deck	480	8.060	3,868

Net Sketched Area:	2,784			Total:	262,188
Size Ad	1536	Gross Area	2976	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	